

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8817 STERLING STREET
HYATTSVILLE, MD 20785
AKA 8817 STERLING STREET
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Reginald Mintz, dated August 18, 2004 and recorded in Liber 20469, Folio 549 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,500.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 23, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101729 (8-4,8-11,8-18)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLIFFORD B. DAVIS

Notice is given that Cynthia Smallwood, whose address is 2612 31st Place NE, Washington, DC 20018 was on July 25, 2011 appointed personal representative of the estate of Clifford B. Davis who died on June 21, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 25th day of January, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CYNTHIA SMALLWOOD
Personal Representative

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MERVIN MCCOY MILLER

Notice is given that Cassandra Phillips, whose address is 1342 Eastern Avenue, Washington, DC 20019 was on July 18, 2011 appointed personal representative of the estate of Mervin McCoy Miller, who died on June 17, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 18th day of January, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CASSANDRA PHILLIPS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

Estate No. 88105

Estate No. 88055

101734 (8-4,8-11,8-18)

101735 (8-4,8-11,8-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12327 FLAMINGO LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Fello Gomez and Herminia K. Gomez, dated October 18, 2004 and recorded in Liber 20790, Folio 104 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 8.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 16, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101703 (7-28,8-4,8-11)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for Concrete Replacement and Hot Mix Asphalt Resurfacing - South Arterial, Contract Number 863-H (D), will be received until September 2, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on August 8, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
1,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
7,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
2,400	SY	Full Depth Patching
26,500	SY	Milling Hot Mix Asphalt Pavement, One Inch
17,000	LF	5 Inch Yellow Preformed Reflective Pavement Marking
17,000	LF	5 Inch White Preformed Reflective Pavement Marking
800	LF	Remove and Replace Concrete Curb and Gutter
1,200	SF	Remove and Replace Concrete Sidewalk
1,200	SY	Shoulder Restoration using Graded Aggregate
500	SY	Shoulder Restoration using Topsoil, Seed and Mulch
1	EA	Pothole Patching Truck with Single Cabin
1	EA	Pothole Patching Truck with Crew Cabin

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **"Concrete Replacement and Hot Mix Asphalt Resurfacing - South Arterial, Contract No. 863-H (D)."**

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on August 19, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

- By Authority of -
Rushern L. Baker, III
County Executive

101738 (8-4,8-11,8-18)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.
Demetrius L. Perkins,
Personal Representative for the
Estate of Cecilia Perkins-Brooks
1308 Van Buren Drive
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-12784**

Notice is hereby given this 3rd day of August, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of September, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of September, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$260,601.33. The property sold herein is known as 1308 Van Buren Drive, Fort Washington, Maryland 20744.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101751 (8-11,8-18,8-25)

Benjamin J. Woolery, Esquire
5303 West Court Drive
P.O. Box 358
Upper Marlboro, MD 20772

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA J. FAULK

Notice is given that Andre R. Faulk, whose address is 13207 Keverton Drive, Upper Marlboro, MD 20772 was on August 1, 2011 appointed personal representative of the estate of Barbara J. Faulk who died on May 9, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 1st day of February, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANDRE R. FAULK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

101741 (8-4,8-11,8-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.
Theresa Lewis,
Personal Representative for the
Estate of Joan F. Lewis
5135 70th Place
Hyattsville, MD 20784

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-04537**

Notice is hereby given this 29th day of July, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of August, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$115,000.00. The property sold herein is known as 5135 70th Place, Hyattsville, MD 20784.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101731 (8-4,8-11,8-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
Donald P. Griswold
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.
Katherine M. Reade
1308 Van Buren Drive
Greenbelt, MD 20770

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-00044**

Notice is hereby given this 3rd day of August, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of September, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of September, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$121,628.43. The property sold herein is known as 8110 Bird Lane, Greenbelt, Maryland 20770.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101750 (8-11,8-18,8-25)

NOTICE

JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY
ERICA T. DAVIS RUTH
401 North Washington Street
Suite 550
Rockville, Maryland 20850

Substitute Trustees

vs.

ESTATE OF BRENDA A. JONES
AKA BRENDA A. JONES-BEST,
PERSONAL REPRESENTATIVE
CORA J. JONES HALL
1775 Village Green Drive, Unit Y85
Hyattsville, MD 20785

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 11-10774**

Notice is hereby given this 2nd day of August, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1775 Village Green Drive, Unit Y85, Hyattsville, MD 20785 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 2nd day of September, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of September, 2011, next.

The Report of Sale states the amount of sale to be Forty Seven Thousand and 00/100 Dollars (\$47,000.00).

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101742 (8-4,8-11,8-18)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLENN SAMUELS

Notice is given that Maurice Samuel, whose address is 3695 Wertz Drive, Woodbridge, VA 22193 was on July 15, 2011 appointed personal representative of the estate of Glenn Samuels, who died on April 13, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 15th day of January, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MAURICE SAMUEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

101702 (7-28,8-4,8-11)

**PRINCE GEORGE'S POST
NEWSPAPER**

Call 301-627-0900 or Fax 301-627-6260

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
4113 Urn Street, Capital Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Jennie N Nelson, dated August 11, 2004, and recorded in Liber 20487 at folio 462 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 29, 2011
AT 12:03 PM.

all that property described in said Deed of Trust as follows:

LOTS NUMBERED THIRTY-SIX (36), THIRTY-SEVEN (37) AND THE WEST 5 FEET BY FULL DEPTH THEREOF OF LOT THIRTY-EIGHT (38), IN BLOCK NUMBERED TWENTY (20), IN THE SUBDIVISION KNOWN AS "BRADBURY HEIGHTS", AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK BDS 1 AT PLAT 69, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101744 (8-11.8-18.8-25)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6703 SPRINGSHIRE WAY
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from German Ramos and Melva M. Contreras, dated January 19, 2008 and recorded in Liber 29372, Folio 093 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$401,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

BEING known and designated as Lot Thirteen (13) in Block "C" in a subdivision known as "Plat Five, Greenbelt Park II" Berwin (21st Election District) as per plat thereof recorded in Plat Book VJ 165 at plat 32 among the Land Records of Greenbelt, Prince George's County, Maryland.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101747 (8-11.8-18.8-25)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
27 Joyceton Terrace, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Derrick Wiggins and Denise Wiggins, dated December 13, 2005, and recorded in Liber 24589 at folio 014 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 29, 2011
AT 12:00 NOON

all that property described in said Deed of Trust as follows:

LOT 4-9, IN BLOCK 11, IN A SUBDIVISION KNOWN AS "PLAT 55, KETTERING", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 95 AT PLAT NUMBERED 71 AMONG THE LAND RECORDS OF PRINCE GEORGE'S MARYLAND; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101745 (8-11.8-18.8-25)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10017 BEHUN DRIVE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Krystal L. Walker and Johnnie B. Walker, dated May 31, 2006 and recorded in Liber 25374, Folio 708 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,000.00, and an original interest rate of 6.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101772 (8-11.8-18.8-25)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
10613 Bickford Avenue, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Dennis Jackson, dated February 1, 2008, and recorded in Liber 29377 at folio 149 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 29, 2011
AT 12:06 PM.

all that property described in said Deed of Trust as follows:

LOT NUMBERED SEVEN(7) IN BLOCK LETTERED "B" (BLOCK F AND PART OF BLOCKS B, D & E) IN THE SUBDIVISION KNOWN AS "DEN LEE ACRES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 123, FOLIO 36

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101746 (8-11.8-18.8-25)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6506 INSEY STREET
FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust from Leila Kisson, dated October 17, 2005 and recorded in Liber 23822, Folio 210 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$186,500.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$19,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101773 (8-11.8-18.8-25)

LEGALS

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
11785 Beltsville Drive
Tenth Floor
Calverton, MD 20705
(301) 572-7900

SUBSTITUTE TRUSTEE'S SALE

OF VALUABLE, IMPROVED REAL ESTATE LOCATED AT 10733 CASTLETON TURN, UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND 20772.

By virtue of the power of sale conferred in a Deed of Trust from Dynamic Corporation to Robert H. Hawthorne and Neil I. Title, Trustees, dated June 15, 2007 and recorded on June 29, 2007, among the Land Records of Prince George's County, Maryland, in Liber 28167 Folio 642 (the "Deed of Trust"), the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustees, and default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Circuit Court House, located at 14735 Main Street, Upper Marlboro, Maryland 20772 on:

AUGUST 31, 2011 AT 10:30 A.M.

All of the interest of said Dynamic Corporation in all that property described in said Deed of Trust as follows:

Lot or unit numbered Forty-Six-Six (46-6) in Block Numbered Sixty-Two (62), in the subdivision known as "Plat No. 57, Ketterling", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 95 at folio 73, and being in the 13th Election District.

The improvements thereon being known as No. 10733 Castleton Turn, Upper Marlboro, Maryland 20772.

The property will be sold in "AS IS, WHERE IS" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, matters of record, governmental agency regulations, notices of violations of law or municipal ordinances, environmental conditions, prior liens of record, all matters that take priority over the Deed of Trust and rights of tenants and parties in possession, if any.

The subject property is improved. All descriptions of the subject property have been obtained from material believed to be accurate, but no warranty is made, either express or implied, as to the accuracy of any such representation.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Substitute Trustees during the conduct of the sale, constitutes the Substitute Trustees' entire statement relative to the property described herein and the terms and conditions upon which the premises shall be offered for sale. The Substitute Trustees reserve the unqualified right to withdraw the premises at any time prior to the conclusion of the public auction. The highest bidder acknowledged by the Substitute Trustees shall be the successful Purchaser.

In the event of any dispute among the bidders, the Substitute Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there refuse all bids and to re-offer and resell the property.

All cash with a deposit at the time of sale of Five Thousand and NO/100 Dollars (\$5,000.00), which deposit shall be in the form of cash, or certified or bank cashier's check issued payable to the order of the Substitute Trustees. The noteholder shall not be required to post a deposit. The Substitute Trustees reserve the right to pre-qualify any and all bidders and to require the posting by each bidder of a deposit which shall be refunded to the bidders at the close of bidding, except the successful purchaser.

In the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, the deposit at the option of the Substitute Trustees will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Substitute Trustees to further avail themselves of additional legal or equitable remedies available.

At settlement, the balance of the purchase price over and above the retained deposit, with interest thereon currently at the rate of Five and One Half Percent (5.5%) per annum, will be due in cash. Conveyance shall be by Substitute Trustees' Deed without covenant or warranty, express or implied. All loss or damage to the subject property from and after the date of sale will be at the sole risk of the successful purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

With the exception of real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. Real property taxes, if paid, will be adjusted to the date of sale and thereafter assumed by the purchaser. All unpaid real property taxes, and any fees and costs of redemption, the amount of which will be announced at the sale, will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, and settlement fees will be at the cost of the purchaser. The purchaser will pay any reasonable fee for any other services rendered by counsel for the Substitute Trustees at the request of the purchaser or due to the failure of the purchaser to comply with the terms of sale.

This sale is subject to ratification by the Circuit Court for Prince George's County, Maryland. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey good and marketable title, the sale shall be void and of no effect, and the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, the purchaser shall have no further claim against the Substitute Trustees.

Any inquiries may be directed to the Substitute Trustees during normal business hours at the address and phone number listed herein.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale. TIME IS OF THE ESSENCE FOR THE PURCHASER.

MARK G. LEVIN AND MARILYN J. BRASIER, Substitute Trustees

101776 (8-11,8-18,8-25)

JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTICE OF JOINT PUBLIC HEARING ON THE PRELIMINARY PRIORITY PRESERVATION AREA FUNCTIONAL MASTER PLAN

The Maryland-National Capital Park and Planning Commission (M-NCPPC) has published a preliminary Priority Preservation Area (PPA) Functional Master Plan. This preliminary plan was developed for Prince George's County in accordance with HB 2 (2006), Agricultural Stewardship Act of 2006.

The Priority Preservation Area Functional Master Plan lays the groundwork for protecting the PPA by continuing to use existing tools and programs, and implementing new tools that serve to accomplish the preservation goal set for the PPA. The Plan provides guidance expressed through the vision, goal and objective, as well as policies and strategies to address the preservation of farm and forest land uses in areas best suited for these uses in the County.

The purpose of the Priority Preservation Area Functional Master Plan is to:

- Meet the requirements of the Agricultural Stewardship Act of 2006 relating to the process for certifying the county's agricultural preservation program;
- Define the priority preservation area in the county for farm and forest enterprises;
- Identify the local policies, tools, and programs that will stabilize the farm and forest land base;
- Amend the 2002 Prince George's County Approved General Plan to include farmland preservation as a priority;
- Affirm General Plan goals for the Rural Tier to retain sustainable

LEGALS

agricultural land, maintain rural character, limit nonagricultural land uses, and protect landowners' equity in their land;

- Improve communication and coordination between jurisdictions, agencies, communities, organizations, and citizens regarding preservation of valuable and irreplaceable farm and forest land for food production, environmental stewardship, and other future needs.

The purpose of the public hearing is to give stakeholders and interested persons the opportunity to express their views concerning the Preliminary Priority Preservation Area Functional Master Plan. The public hearing will be held:

**TUESDAY, SEPTEMBER 13, 2011
COUNCIL HEARING ROOM
FIRST FLOOR, COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772
7:00 P.M.**

(Doors will open at 6:00 p.m. for participants to view exhibits. Planning staff will be available to answer questions.)

Copies of the preliminary plan are available at no cost at the following locations on Friday, August 12, 2011:

County Administration Building
The Maryland-National Capital Park and Planning Commission
Planning Information Services (Lower Level)
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Harmony Hall Regional Center
The Maryland-National Capital Park and Planning Commission
10701 Livingston Road
Fort Washington, MD 20744

Accokeek Library
15773 Livingston Road
Accokeek, MD 20607

Baden Library
13603 Baden-Westwood Road
Brandywine, MD 20613

Patuxent River 4-H Center
18405 Queen Anne Road
Upper Marlboro, MD 20774

Bowie Branch Library
15210 Annapolis Road
Bowie, MD 20715

South Bowie Community Center
1717 Pittsfield Lane
Bowie, MD 20716Laurel, MD 20707

Laurel Branch Library
507 7th Street
Laurel, MD 20707

Prince George's Soil Conservation District
5301 Marlboro Race Track Rd.
Upper Marlboro, Md. 20772

University of Maryland Extension
Prince George's County
6707 Groveton Drive
Clinton, MD 20735

On the M-NCPPC web page:
<http://www.pgplanning.org/prioritypreservation.htm>.

Persons desiring to speak at the public hearing may register in advance or fill out a registration form available that night at the hearing site. Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. The record will be kept open for 15 days after the public hearing for written comments. To be accepted into the record, written testimony or comments must be original, signed copies. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council. Written comments may be submitted until September 28, 2011, to the Clerk of the County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772.

TO REGISTER IN ADVANCE TO SPEAK, CONTACT THE PUBLIC AFFAIRS OFFICE, M-NCPPC, AT: 301-952-4584/TTY 301-952-4366 OR REGISTER ONLINE AT www.pgplanning.org/Planning_Board/Testify_at_Hearings.htm.

IMPORTANT NOTICE TO RESIDENTS, BUSINESS AND PROPERTY OWNERS: The hearing is important because the plan establishes policies that will help define the type, amount, character and location of future agricultural practices in Prince George's County.

For further information, please contact the M-NCPPC Countywide Planning Division at 301-952-3650 or e-mail the project manager, Fatimah Hasan, at preservefarms@ppd.mncppc.org or visit the project website at <http://www.pgplanning.org/prioritypreservation.htm>.

BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE'S COUNTY, MARYLAND
Ingrid M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION
By: Patricia Colihan Barney
Executive Director

ATTEST:
Joe Zimmerman
Secretary-Treasurer

101748 (8-11)

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S11-121	Tutoring and/or Mentoring Services	Pre-Bid Qualification: 8/23/11 at 10:00 a.m. Closes: 9/13/11 at 3:00 p.m.	\$ 5.50
S11-067	Indefinite Delivery Contracts for Architectural, Architectural Related, and Construction Management Services "EXTENDED"	Pre-Bid Qualification: Occurred Closes: 8/22/11 at 3:00 p.m.	\$ 5.50
S09-101	Custodial Services for Various County Locations "EXTENDED"	Pre-Bid Conference: Occurred Closes: 8/31/11 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

101771 (8-11)

LEGALS

NOTICE

IN THE MATTER OF:
BRUCE JADEN FREEMAN

FOR THE CHANGE OF NAME TO:
BRUCE JADEN THOMPSON

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-08302**

A Petition has been filed to change the name of (Minor Child) Bryce Jaden Freeman to Bryce Jaden Thompson.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101769 (8-11)

NOTICE

IN THE MATTER OF:
TAMEKA RAYSHON HUGHES-TOBLER

FOR THE CHANGE OF NAME TO:
TAMEKA RAYSHON HUGHES

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-16000**

A Petition has been filed to change the name of Tameka Rayshon Hughes-Tobler to Tameka Rayshon Hughes.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101760 (8-11)

NOTICE

IN THE MATTER OF:
HAILEY MIA PEREZ

FOR THE CHANGE OF NAME TO:
HAILEY MIA SCOTT

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17893**

A Petition has been filed to change the name of (Minor Child) Hailey Mia Perez to Hailey Mia Scott.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101761 (8-11)

NOTICE

IN THE MATTER OF:
JASON JOSSUE CABRERA

FOR THE CHANGE OF NAME TO:
JASSON JOSSUE CABRERA ESTRADA

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-16623**

A Petition has been filed to change the name of (Minor Child) Jason Jossue Cabrera to Jasson Jossue Cabrera Estrada.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101765 (8-11)

NOTICE

IN THE MATTER OF:
NATHANIEL FESSAHA GIRMA

FOR THE CHANGE OF NAME TO:
NATNAEL FESSAHA GIRMA

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-16313**

A Petition has been filed to change the name of (Minor Child) Nathaniel Fessaha Girma to Natnael Fessaha Girma.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101766 (8-11)

NOTICE

IN THE MATTER OF:
ATSIRY HERNANDEZ MENDEZ

FOR THE CHANGE OF NAME TO:
ATSIRY SCARLET MENDEZ

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-16187**

A Petition has been filed to change the name of (Minor Child) Atsiry Hernandez Mendez to Atsiry Scarlet Mendez.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101767 (8-11)

NOTICE

IN THE MATTER OF:
BRITTANY MARIE BENSON

FOR THE CHANGE OF NAME TO:
KYLIARA SCARLETT BENSON

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17629**

A Petition has been filed to change the name of Brittany Marie Benson to Kyliara Scarlett Benson.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101759 (8-11)

NOTICE

IN THE MATTER OF:
NEVAEH TRINITY MOORER-DOPSON

FOR THE CHANGE OF NAME TO:
NEVAEH CARRIE MOORER

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-15174**

A Petition has been filed to change the name of (Minor Child) Nevaeh Trinity Moorer-Dopson to Nevaeh Carrie Moorer.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101768 (8-11)

NOTICE

IN THE MATTER OF:
AMANDLA NEVEAH VAN HOOK

FOR THE CHANGE OF NAME TO:
AMANDLA NEVEAH GRAHAM

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17049**

A Petition has been filed to change the name of (Minor Child) Amandla Neveah Van Hook to Amandla Neveah Graham.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101770 (8-11)

NOTICE

IN THE MATTER OF:
JOSE ANJEL TEJADA

FOR THE CHANGE OF NAME TO:
JOSE ANGEL FLORES TEJADA

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17631**

A Petition has been filed to change the name of Jose Anjel Tejada to Jose Angel Flores Tejada.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101762 (8-11)

NOTICE

IN THE MATTER OF:
SCOTT KENYAM

FOR THE CHANGE OF NAME TO:
SCOTT DAVID FOMUKONG

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17047**

A Petition has been filed to change the name of (Minor Child) Scott Kenyam to Scott David Fomukong.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland
101764 (8-11)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on August 25, 2011 and will be heard on October 25, 2011. Those licenses are:

Class D, Beer – 17 D 4

Class B, BH, BLX, CL, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class B-AE, Beer, Wine and Liquor License, Class D(NH), Beer and Wine

Public Hearings are also scheduled for September 7, 2011 and September 14, 2011 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Diane M. Bryant
Administrative Assistant
August 4, 2011

101775 (8-11,8-18)

THE PRINCE GEORGE'S POST NEWSPAPER
CALL 301-627-0900
FAX 301-627-6260

LEGALS

LEGALS

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT
Board of License Commissioners
(Liquor Control Board)
AUGUST 23, 2011

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

NEW - BLX
William A. Larney, Jr., President/Secretary/Treasurer for a Class B, BLX, Beer, Wine and Liquor License for the use of Looney's Pub At College Park, Inc., t/a Looney's Pub At College Park, 8150 Baltimore Avenue, College Park, 20740.

TRANSFER
Jose B. Martinez, President, Cristian Martinez, Secretary/Treasurer, German Gomez, Assistant Secretary for a Class B, Beer, Wine and Liquor License for the use of JC Martinez, Inc., t/a Sitio Restaurant, 5837 Riverdale Road, Riverdale Park, 20737 transfer from Samlina, Inc., t/a Samlina, Domingo Samuel Salce, President, Melina Buena Aybar, Secretary/Treasurer.

Scott Bocek, Authorized Person for a Class B(BLX), Beer, Wine and Liquor License for the use of Capitol BC Restaurants, LLC, t/a Bugaboo Creek Steak House, 1110 Capital Centre Boulevard, Landover, 20774 transfer from Bugaboo Creek Holding, Inc., t/a Bugaboo Creek of Landover, Edmund J. Schwartz, CFO/Treasurer/Secretary, Ronald C. Soltis, Assistant Secretary, David Charles Sacrey, Assistant Secretary.

NEW
Nnamdi Nwasinokwe, President for a Class B, Beer, Wine and Liquor License for the use of Agama Kitchen and Restaurant, LLC, t/a Agama Kitchen and Restaurant, 5640 Annapolis Road, Bladensburg, 20710.

Vanessa Favier-Anderson, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor License for the use of Caribbean Flava, LLC, t/a Caribbean Flava, 5050 Brown Station Road, Upper Marlboro, 20772.

Young Yun Kim, President, Sook Kim, Vice President, Arthur Phillip Rowell, Secretary for a Class B, Beer, Wine and Liquor License for the use of Justin Restaurant Group, Inc., t/a Levi's Restaurant & Catering, 6410 Coventry Way, Clinton, 20735.

Yolanda Navarrete, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor License for the use of Leyla's Café, Inc., t/a Leyla's Café, 5607 Sergent Road, Hyattsville, 20782.

Joginder Kaur, Managing Member, Raul Alberto Segura Mendoza, Member for a Class B(AE), Beer, Wine and Liquor License for the use of Spice Group, LLC, t/a Spice - 6, 5501 Baltimore Avenue, #107, Hyattsville, 20781.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, **10:00 a.m., Tuesday, August 23, 2011.** Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS
Attest:
Diane M. Bryant
July 7, 2011

101774 (8-11,8-18)

THE PRINCE GEORGE'S POST
CALL 301-627-0900
FAX 301-627-6260

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WESLEY EUGENE BARKER**
Notice is given that Michelle Martin whose address is 26630 Meadow Woods Drive, Mechanicsville, MD 20659 was on July 25, 2011 appointed personal representative of the small estate of Wesley Eugene Barker, who died on May 14, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

MICHELLE MARTIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

Estate No. 88103
101754 (8-11)

Alfred J. Szczerbicki
28 Allegheny Avenue
The Penthouse Ste. 500
Towson, MD 21204
410-337-8068

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERLENA JACKSON**

Notice is given that Alfred J. Szczerbicki whose address is 28 Allegheny Avenue, The Penthouse Ste. 500, Towson, MD 21204 was on July 7, 2011 appointed personal representative of the estate of Berlena Jackson who died on July 27, 2010 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ALFRED J. SZCZERBICKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773

Estate No. 87409
101755 (8-11,8-18,8-25)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, Hope Auto Service will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

AUGUST 19, 2011 AT 10:00 A.M.

1998 TOYOTA
VIN #: 4T1BG22K6WU330012

1999 HONDA
VIN #: 1HGCG1655XA027055

Sale to be held at:
J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

Terms of Sale—CASH.
Lienor reserves the right to bid.

101778 (8-11,8-18)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:

WALTER LEWIS JORDAN
Estate No.: 87997

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by MICHELLE JORDAN for Judicial Probate of the will dated January 19, 2003 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **September 27, 2011 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD. 20773

101756 (8-11,8-18)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs

vs.
David V. Gonzalez
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-11831

ORDERED, this 4th day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15714 Dorset Road, Apartment T2, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of September, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of September, 2011, next.
The report states the amount of sale to be \$221,194.44.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

101753 (8-11,8-18,8-25)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs

vs.
Carol Thomas
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-02006

ORDERED, this 4th day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1211 Larchmont Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of September, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of September, 2011, next.
The report states the amount of sale to be \$115,597.47.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

101752 (8-11,8-18,8-25)

NOTICE

Laura H. G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs

vs.
Sonya Ransome
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 11-08116

ORDERED, this 3rd day of August, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 533 Wilson Bridge Drive, B2, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of September, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of September, 2011, next.
The report states the amount of sale to be \$160,485.93.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

101749 (8-11,8-18,8-25)

NOTICE

MARILYN J. BRASIER, and MATTHEW D. OSNOS, SUBSTITUTE TRUSTEES
Plaintiff

vs.
MPI FOREST CREEK, LLC
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-06907

Notice is hereby given this 28th day of July, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the real and personal property located at 6401 and 6501 Hil Mar Drive, District Heights, Maryland, as further described in that Multifamily Deed of Trust, Assignment of Rents and Security Agreement dated March 27, 2008 recorded among the Land Records of Prince George's County, Maryland in Liber 29533, at Folio 162, and which is the subject of these proceedings, having been made and reported by Marilyn J. Brasier, Substitute Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2011; next, provided a copy of this Notice be inserted in the Prince George's Post newspaper, published in said County once in each of three (3) successive weeks before the 29th day of August, 2011; next.
The report of sale states the amount of sale to be Sixty Two Million Ninety Three Thousand Two Hundred Twelve and 00/100 Dollars (\$62,093,212.00), being the highest bid received for the property.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101737 (8-4,8-11,8-18)

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101733 (8-4,8-11,8-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

vs.
Dianne A. Sobers
11304 Clearbrooke Court
Beltsville, MD 20705
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-12798

Notice is hereby given this 27th day of July, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of August, 2011.
The Report of Sale states the amount of the foreclosure sale price to be \$371,768.82. The property sold herein is known as 11304 Clearbrooke Court, Beltsville, MD 20705.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
101732 (8-4,8-11,8-18)

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk
101732 (8-4,8-11,8-18)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:

RUBY WELCH
Estate No.: 88093

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by PERRY J. BECKER for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **August 25, 2011 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD. 20773

101736 (8-4,8-11)

NOTICE

IN THE MATTER OF:
SANDRA JEANETH ALVARADO RAMOS

FOR THE CHANGE OF NAME TO:
SANDRA JEANETH URRUTIA RAMOS

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-17184

A Petition has been filed to change the name of (Minor Child) Sandra Jeaneth Alvarado Ramos to Sandra Jeaneth Urrutia Ramos.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Maryland

101763 (8-11)

NOTICE

JEREMY K. FISHMAN
SAMUEL D. WILLIAMOWSKY
ERICA T. DAVIS RUTH
401 North Washington Street
Suite 550
Rockville, Maryland 20850

vs.
Substitute Trustees

ESTATE OF HERBERT G. WHITLEY, SR.
PERSONAL REPRESENTATIVE
PHILLIP WHITLEY
3913 Newton Street
Hyattsville, MD 20784

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 11-09119

Notice is hereby given this 29th day of July, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3913 Newton Street, Hyattsville, MD 20784 made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of August, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2011, next.
The Report of Sale states the amount of sale to be Seventy Thousand and 00/100 Dollars (\$70,000.00).

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Marilynn M. Bland, Clerk

101733 (8-4,8-11,8-18)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on August 22nd, 2011 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5289 2004 FORD TRUCK Explorer-V6
VIN# 1FMZU73E34UB60203
ACCURATE TRANSMISSIONS
17126 VIRGINIA AVE
HAGERSTOWN

LOT# 5527 1996 CHRYSLER Town & Country-V6
VIN# 1C4GP64L6TB435647
TIKO TIRE & AUTO SERVICE
5000 WABASH AVE
BALTIMORE

LOT# 5528 1999 LEXUS GS
VIN# JT8BD6855X0067059
MJ'S COLLISION CENTER & AUTO REPAIR
2801 W BELVEDERE AVE
BALTIMORE

LOT# 5529 2005 NISSAN Maxima-V6
VIN# 1N4BA41E95C862233
MJ'S COLLISION CENTER & AUTO REPAIR
2801 W BELVEDERE AVE
BALTIMORE

LOT# 5530 2003 CHEVROLET Monte Carlo-V6
VIN# 2G1WW12E839194805
SILVER HILL AUTO REPAIR & SALES
4017 SILVER HILL RD
SUITLAND

LOT# 5531 2004 GMC LIGHT DUTY SIERRA
VIN# 1GTHK23224F184642
SILVER HILL AUTO REPAIR & SALES
4017 SILVER HILL RD
SUITLAND

LOT# 5532 2003 CHEVROLET DUTY SIERRA
VIN# 2G1WW12E839194805
SILVER HILL AUTO REPAIR & SALES
4017 SILVER HILL RD
SUITLAND

LOT# 5533 1999 MAZDA 626
VIN# 1YVGF22C0X5814284
BROWN'S AUTO REPAIR
2900 WEST LAYFETTE AVE
BALTIMORE

LOT# 5534 1994 GEO Prizm
VIN# 1Y15K5382RZ065650
MAACO COLLISION REPAIR
M2284
8184 BEECHCRAFT AVE
GAITHERSBURG

TERMS OF SALE: CASH PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079

101740 (8-4,8-11)

NOTICE

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Plaintiffs

vs.
BRIAN BAILEY
a/k/a BRIAN W. BAILEY
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-11718

NOTICE is hereby given this 29th day of JULY, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as Lot 72, Block "A", "Plat Ten Waterford" REP 212-63, 3701 Waterford Mill Road, Bowie, Maryland 20721, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2011, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 29th day of August, 2011.
The report states the amount of sale to be \$58,500.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk

101730 (8-4,8-11,8-18)

Alfred J. Szczerbicki
28 Allegheny Avenue
The Penthouse Ste. 500
Towson, MD 21204
410-337-8068

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANDREA ELAINE BROOKS**

Notice is given that Alfred Szczerbicki whose address is 28 Allegheny Avenue, The Penthouse Ste. 500, Towson, MD 21204 was on July 14, 2011 appointed personal representative of the estate of Andrea Elaine Brooks who died on April 27, 2009 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2603 Buckner Lane, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Jacqueline Jacobs and Jerome Bush, dated August 5, 2005, and recorded in Liber 24511 at folio 440 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 15, 2011
AT 12:00 NOON**

all that property described in said Deed of Trust as follows:

LOT NUMBERED ONE (1) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "GOOD HOPE HILLS, SECTION 2,"

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H.G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101693 (7-28,8-4,8-11)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
3112 Irma Court, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Wanda Pope Stanley, dated January 15, 2009, and recorded in Liber 30457 at folio 218 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 22, 2011
AT 12:03 PM.**

all that property described in said Deed of Trust as follows:

UNIT 3112, PHASE 16, BUILDING C4, "WINDSOR CROSSING CONDOMINIUM", A CONDOMINIUM REGIME ESTABLISHED BY WINDSOR VILLA, LLC, AS PER DECLARATION DATED 7/11/03 AND RECORDED 7/28/03 IN LIBER 17790 AT FOLIO 531 (AND AS FURTHER AMENDED), AND AS PER CONDOMINIUM PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 200 AT PLAT 82

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101727 (8-4,8-11,8-18)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
9904 Breezy Knoll Court, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Cynthia F Anoma and Fru Nicholas Nde, dated November 22, 2005, and recorded in Liber 23524 at folio 430 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 12, 2011
AT 12:06 PM.**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ELEVEN (11) IN BLOCK LETTERED "C", IN A SUBDIVISION KNOWN AS "PLAT ONE, SECTION TWO, MARIETTA WOODS", PRINCE GEORGE'S COUNTY, MARYLAND AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF THE AFORESAID STATE AND COUNTY IN PLAT BOOK NLP 101, PLAT NO. 5. BEING IN THE 14TH ELECTION DISTRICT OF SAID COUNTY.

TAX ID NUMBER 14-1689355

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H.G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101695 (7-28,8-4,8-11)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2927 Mueserbush Court, Glenarden, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Tammy C Smith, dated March 16, 2006, and recorded in Liber 24684 at folio 258 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 22, 2011
AT 12:06 PM.**

all that property described in said Deed of Trust as follows:

SAID PROPERTY BEING KNOWN AND DESIGNATED AS LOT 11, IN BLOCK A, IN A SUBDIVISION KNOWN AS, "PLAT ONE, FROST SUBDIVISION".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101726 (8-4,8-11,8-18)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
4613 Davis Avenue, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Sylvia A Crowder and Kevin Crowder, dated October 31, 2007, and recorded in Liber 28914 at folio 727 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 15, 2011
AT 12:03 PM.**

all that property described in said Deed of Trust as follows:

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "J" IN THE SUBDIVISION KNOWN AS "BRADBURY PARK."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H.G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101706 (7-28,8-4,8-11)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 100
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
2000 Chita Court, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Wavalene N Barnes Hill, dated July 10, 2008, and recorded in Liber 29869 at folio 234 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 22, 2011
AT 12:00 NOON**

all that property described in said Deed of Trust as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTRY OF PRINCE GEORGES, STATE OF MARYLAND, BEING KNOWN AND DESIGNATED AS LOT NO. 11, IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, BARBABY VALLEY PARK, LOTS 1 THROUGH 50, PARCEL A", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 166 AT PLAT 75, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

LAURA H. G. O'SULLIVAN, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

101720 (8-4,8-11,8-18)

THE PRINCE GEORGE'S POST

Call 301-627-0900 or Fax 301-627-6260

LEGALS

Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

TRUSTEE'S SALE
Case No. CAE11-13886

Of Valuable Real Estate
located in Prince George's County, MD

Parcel 143, Tax Map 120, Grid B2
Parcel 147, Tax Map 120, Grid B3
8801 Duval Road
Upper Marlboro, Maryland 20772

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Sabir Manteen to Stanley L. Merson and S. Lynne Pulford, dated April 15, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 21850, at Folio 543, docketed for foreclosure in Civil No. CAE11-13886, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees, by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees, will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, AUGUST 17, 2011
AT 11:00 A.M.

all that property described in the said Deed Of Trust as follows:

PARCEL 143

COMMENCING for the same at a point on the western most right-of-way for Duval Road (variable width) said point further being on the bank of a creek and the northern most of a 37.712+/- acre parcel; said parcel of land being a portion of the portion of the properties conveyed by a deed recorded among the Land Records of Prince George's, Maryland in Liber 7933 at Folio 712: Thence departing said point so fixed and running with the beforementioned western most right-of-way line for Duval Road 161.22 feet along the arc of a curve to the right having a radius of 570.00 feet and subtended by a chord bearing and distance of South 08 Degrees 40 Minutes 50 Seconds West 160.68 feet to a point; Thence 113.28 feet along the arc of a curve to the left having a radius of 765.00 feet and subtended by a chord bearing and distance of South 04 Degrees Minutes 18 Seconds West 113.18 feet to a point; Thence South 08 Degrees 10 Minutes 43 Seconds West 22.26 feet to the true point and place of BEGINNING; Thence departing said point so fixed and continuing with the western most right-of-way line for Duval Road.

1. South 08 Degrees 10 minutes 43 Seconds West 274.64 feet to a point; Thence 28.81 feet along the arc of a curve to the right having a radius of 875.83 feet and subtended by a chord bearing and distance of

2. South 09 Degrees 06 Minutes 37 Seconds West 28.81 feet; Thence departing the beforementioned westernmost right-of-way line for Duval Road so as to cross and include a portion of the 37.712+/- acres

3. North 89 Degrees 25 Minutes 20 Seconds West 750.57 feet to a point on the western most outline of the entire tract of parcel of land; Thence running in part with said western most outline

4. North 07 Degrees 57 Minutes 30 Seconds East 302.70 feet to a point; Thence departing said western most outline of the entire tract of parcel so as to cross and include a portion of the beforementioned 37.712+/- acres

5. South 89 Degrees 25 Minutes 20 Seconds East 752.21 feet to the true point and place of beginning.

CONTAINING 225,629 square feet or 5.180 acres of land more or less.

PARCEL 147

COMMENCING for the same at a point on the western most right-of-way line for Duval Road (variable width) said point further being on the bank of a creek and the northern most corner of a 37.712+/- acre parcel; said parcel of land being a portion of the properties conveyed by a deed recorded among the Land Records of Prince George's County, Maryland in Liber 7933 at Folio 712; Thence departing said point so fixed and running with the beforementioned western most right-of-way line for Duval Road 161.22 feet along the arc of a curve to the right having a radius of 570.00 feet and subtended by a chord bearing and distance of South 04 Degrees 26 Minutes 18 seconds West 113.18 feet to a point; Thence South 08 Degrees 10 Minutes 43 seconds West 296.90 feet to a point; Thence 28.81 feet along the arch of a curve to the right having a radius of 875.83 feet and subtended by a chord bearing and distance of South 09 Degrees 06 Minutes 37 seconds west 28.81 feet to the true point and plat of BEGINNING; Thence continuing with western most right-of-way line for Duval Road 69.96 feet along the arc of a curve to right having a radius of 875.83 feet and subtended by a chord bearing and distance of

1. South 14 Degrees 39 minutes 17 seconds west 290.28 feet to a point; thence departing the beforementioned westernmost right of way line for Duval Road so as to cross and include a portion of the 37.712+/- acres

2. North 79 Degrees 07 minutes 25 seconds west 244.37 feet to a point; Thence

3. North 89 Degrees 25 minutes 20 seconds west 463.75 feet to a point on the western most outline of the entire tract of a parcel of land; Thence running in part with said western most outline

4. North 03 Degrees 45 minutes 27 seconds East 16.68 feet to a point; Thence

5. North 07 Degrees 57 minutes 30 seconds East 292.12 feet to a point; Thence departing said western most outline of the entire tract or parcel so as to cross and include a portion of the beforementioned 37.712+/- acres

6. South 89 Degrees 25 minutes 20 seconds East 750.57 feet to the true point and place of beginning.

Parcel 147 will be offered for sale first and if the sale proceeds are insufficient to pay the Note secured by the said Deed of Trust, Parcel 143 will then be offered for sale. If and after Parcel 147 and Parcel 143 are offered for sale separately, Parcel 147 and Parcel 143 will then be sold together and the highest aggregate price for Parcel 147 and Parcel 143 will be accepted.

Each Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$12,500.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale for each Property. The balance of the purchase price shall bear interest at the rate of 6.3750% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Properties at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement

LEGALS

documents.

The Properties are sold subject to the right of any persons in possession of all or any part of the Properties under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Properties.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Properties will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Properties are not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees

101707 (7-28,8-4,8-11)

Law Offices
GOOZMAN, BERNSTEIN & MARKUSKI
9101 Cherry Lane, Suite 207
Laurel, Maryland 20708
(301) 953-7480
(410) 792-0075

TRUSTEE'S SALE
Case No. CAE11-15093

Of Valuable Real Estate
located in Prince George's County, MD
at 11109 Riverview Road
Fort Washington, Maryland 20744

Under and by virtue of a Power Of Sale contained in a certain Deed Of Trust from Jeffery Coleman and Lorraine Coleman to Stanley L. Merson and S. Lynne Pulford, Trustees, dated January 5, 2005, and duly recorded among the Land Records of Prince George's County, Maryland, in Liber 21450, at Folio 201, docketed for foreclosure in Civil No. CAE11-15093, the holder of the indebtedness secured by the Deed Of Trust having appointed Martin L. Goozman and Jeffrey W. Bernstein as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the said County, default having occurred under the terms thereof and at the request of the holder of the Note secured thereby, the undersigned Substitute Trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, Maryland 20772, on

WEDNESDAY, AUGUST 17, 2011
AT 11:15 A.M.

all that property described in the said Deed Of Trust as follows:

Lot numbered Thirteen (13) in Block lettered "A" in the subdivision known as "TENT LANDING" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 66 at plat 30.

The Property will be sold in "AS-IS" condition, subject to all conditions, restrictions, easements, covenants, rights-of-way and agreements of record affecting the Property, and subject to whatever an accurate survey or inspection of the Property would disclose, without any express or implied warranty of any kind.

A deposit of \$10,000.00 cash, certified or cashier's check, payable to the undersigned Trustees, shall be required at the time and place of sale. The balance of the purchase price shall bear interest at the rate of 7.50% per annum from the date of sale to the date of delivery of payment to the Substitute Trustees. No deposit shall be required of the noteholder where the noteholder bids on the Property at sale and payment of the purchase price by the noteholder shall be made by crediting the purchase price against the foreclosure costs and expenses and the indebtedness secured by said Deed Of Trust. In the event that settlement is delayed for any reason, including, but not limited to, exceptions to the sale, bankruptcy filings by interested parties, court administration of the foreclosure sale or unknown title defects, there shall be no abatement of interest.

Adjustment of all taxes, public charges and special or regular assessments, annual front foot benefit charges and deferred connection fees, if any, shall be made as of the date of sale and thereafter assumed by the purchaser. Condominium fees and/or homeowner's association fees, if any, shall be assumed by the purchaser from the date of sale. Title examination, conveyancing, transfer taxes, recordation tax and all other costs of conveyance and settlement shall be paid by the purchaser. Purchaser agrees to pay \$295.00 at settlement to Seller's attorney for review of the settlement documents.

The Property is sold subject to the right of any persons in possession of all or any part of the Property under recorded or unrecorded leases or rights of occupancy, if any. Purchaser shall be responsible for obtaining possession of the Property.

Compliance with the terms of sale shall be made and the balance of the purchase price shall be paid within ten (10) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said time is extended by the undersigned Trustees in their sole and absolute discretion for good cause shown, time being of the essence; otherwise the deposit shall be forfeited and the Property will be resold at the risk and expense of the defaulting purchaser. In the event of resale, the defaulting purchaser shall not be entitled to any benefit, surplus proceeds or profits resulting from such resale.

The Trustees are not liable, individually or otherwise, for any reason. If title to the Property is not or cannot be transferred consistent with the terms hereof for any reason, the Trustee's liability is limited, at its sole discretion, to return any deposit, without interest, thereby rescinding the sale, and there is no other right or remedy against the Trustee at law or in equity.

MARTIN L. GOOZMAN and JEFFREY W. BERNSTEIN
Substitute Trustees

101708 (7-28,8-4,8-11)

NOTICE

IN THE MATTER OF:
FRANCIS EDI EBOKA

FOR THE CHANGE OF
NAME TO:
FRANCIS EBOKA EDI

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-17764

A Petition has been filed to change the name of Francis Edi Eboka to Francis Eboka Edi.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
101757 (8-11)

NOTICE

IN THE MATTER OF:
OLUMUYIWA FANUYI SUNDAY

FOR THE CHANGE OF
NAME TO:
OLUMUYIWA SOLOMON
SUNDAY

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 11-17643

A Petition has been filed to change the name of Olumuyiwa Fanuyi Sunday to Olumuyiwa Solomon Sunday.

The latest day by which an objection to the Petition may be filed is August 29, 2011.

Marilynn M. Bland
Clerk of the Circuit Court for
Prince George's County, Maryland
101758 (8-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10707 ASTORIA DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Iesha K. Brewster-Young and Dedan Young, dated November 22, 2006 and recorded in Liber 27651, Folio 459, and re-recorded at Liber 32510, Folio 522 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,000.00, and an original interest rate of 8.950%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The Property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Randall J. Rolls, and Donald P. Griswold,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, Maryland 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

101743 (8-11,8-18,8-25)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10910 GUNPOWDER DRIVE
FORT WASHINGTON, MD 20774

Under a power of sale contained in a certain Deed of Trust from Thomas L. Gillum III and Kimberly Gillum, dated July 10, 2006 and recorded in Liber 25745, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$520,000.00, and an original interest rate of 8.740%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 16, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$57,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

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101704 (7-28,8-4,8-11)

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